

RESOLUTION 2025-0329

Adopted by the Sacramento City Council

December 2, 2025

Approval of Water Supply Assessment for the Proposed Airport South Industrial Annexation Project

BACKGROUND

- A. State law (Water Code Section 10910) requires a water supply and demand analysis (Water Supply Assessment) for development projects of a certain size or type, which would include the Airport South Industrial Annexation Project, based on the City's Urban Water Management Plan.
- B. The Water Supply Assessment evaluates projected water supplies, determined to be available by the City for the project during normal, single dry and multiple dry years over a 20 year period. The City prepared the Water Supply Assessment for the Airport South Industrial Annexation Project.
- C. On June 26, 2025, the City Planning and Design Commission held a noticed public hearing on the Airport South Industrial Annexation Project in accordance with Government Code Sections 65353 and 65453, received and considered evidence, and forwarded to the City Council a recommendation to adopt the entitlements for the project.
- D. On November 18, 2025 the City Council conducted a noticed public hearing in accordance with Government Code Sections 65355 and 65453, considered the Environmental Impact Report, and received and considered evidence concerning the entitlements for the project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

SECTION 1.

The Water Supply Assessment for the proposed Airport South Industrial Annexation Project, dated February 24, 2023, and attached hereto, is approved.

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Exhibit A – Water Supply Assessment

Adopted by the City of Sacramento City Council on December 2, 2025, by the following vote:


Ayes: Members Dickinson, Guerra, Jennings, Pluckebaum, and Mayor McCarty

Noes: None

Abstain: Members Talamantes and Vang

Absent: None

Recused: Members Kaplan and Maple

Attest:  12/19/2025
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

City of Sacramento
SB 610/SB 221 Water Supply Assessment and Certification Form

This form may be used to complete water supply assessments for projects located in an area covered by the City's most recent Urban Water Management Plan.

Note: Please do not use this form if the projected water demand for your project area was not included in the City's latest Urban Water Management Plan. To review the City's Urban Water Management Plan, please visit:
<https://www.cityofsacramento.org/Utilities/Reports>

Project: Airport South Industrial

Date: 2/24/2023

Project Applicant (Name of Company): Wood Rodgers, Inc

Applicant Contact (Name of Individual): Mark Rodgers

Phone Number: 916-341-7756

E-mail: mrodgers@woodrodgers.com

Address: 3301 C St, Bldg 100-B, Sacramento CA 95816

Project Applicant to fill in the following:

1. Does the project include:

Type of Development	Yes	No
A proposed residential development of 500 or more dwelling units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A shopping Center employing more than 1,000 persons or having more than 500,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A Commercial Office building employing more than 1,000 persons or having more than 250,000 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A proposed hotel or motel, or both, having more than 500 rooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A proposed industrial, manufacturing, or processing plant or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A mixed use project that includes one or more of the projects specified above	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A project that would demand an amount of water equivalent to, or greater than, the water required by a 500 dwelling unit project	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer is no to all of the above, a water supply assessment is not required for the project.

2. Is the projected water demand for the project location included in the City's 2020 Urban Water Management Plan, adopted June 29, 2021?

Yes: ☒

No: ☐

If the answer is no, you cannot use this form. Please refer to the requirements of SB 610 for preparing a water supply assessment.

3. Please fill in the project demands below:

Type of Development	Land Use Category	Demand Factor		Proposed Development			Current Zoning		
		Residential Water Use Factor, afy/dwelling unit	Non-Residential Water Use Factor, afy/employee	Number Dwelling Units	Number Employees	Total Demand	Number Dwelling Units	Number Employees	Total Demand
Residential - Low	Rural Residential (RR)	.61	.09			0			0
	Suburban Neighborhood Low Density (SNLD)					0			0
	Traditional Neighborhood Low Density (TLDR)					0			0
Residential - Medium	Suburban Neighborhood Medium Density (SMDR)	.39	.09			0			0
	Urban Neighborhood Low Density (ULDR)					0			0
Residential - High	Suburban Neighborhood High Density (SHDR)	.12	.04			0			0
	Traditional Neighborhood Medium Density (TMDR)					0			0
	Urban Neighborhood Medium Density (UMDR)					0			0
	Traditional Neighborhood High Density (THDR)					0			0
Mixed Use	Employment Center Mid Rise (ECMR)	.19	.09			0			0
	Suburban Center (SCnt)					0			0
	Suburban Corridor (Scor)					0			0
	Traditional Center (TCnt)					0			0

Mixed Use - Higher Density	Urban Center High (UCntHigh)	.15	.04			0			0
	Urban Center Low (UcntLow)					0			0
	Urban Corridor High (UCorHigh)					0			0
	Urban Corridor Low (UCorLow)					0			0
Central Business District	Central Business District (CBD)	.15	.02			0			0
	Urban Neighborhood High Density (UHDR)					0			0
Commercial	Regional Commercial (RC)	.15	.09			27			0
	Employment Center Low Rise (ECLR)					0			0
Industrial	Industrial (IND)		.14			288			0
Public	Public/Quasi-Public (PUB)	.37	.17			0			0
Park	Parks and Recreation (PRK)	.37	.17			0			0
Open Space	Open Space (OS)	0	0			0			0
Other						0			0
Other						0			0
Other						0			0
Total Demand (AFY)						315			0

4. Required Elements of Water Supply Assessment (Water Code § 10910)

- A. Water supply entitlements, water rights or water service contracts (Water Code § 10910(d)):

The City's water supply entitlements, water rights and water service contract are identified and discussed in the Urban Water Management Plan, Chapters 3, 6, and 7.

All infrastructure necessary to deliver a water supply to the project is in place, excepting any distribution facilities required to be constructed and financed by the project applicant: Yes: ☒ No: ☐

- B. Identification of other sources of water supply if no water has been received under City's existing entitlements, water rights or water service contracts (Water Code § 10910(e)):

Not applicable.

- C. Information and analysis pertaining to groundwater supply (Water Code § 10910(f)):

Addressed by Urban Water Management Plan, Chapters 3, 6, and 7.

Verification of Water Supply
(for residential development of more than 500 dwelling units)

Based on the City's most recent Urban Water Management Plan, are there sufficient water supplies for the project during normal, single dry and multiple dry years over a 20 year period?

Yes: ☒

No: ☐

By: Brett Ewart 

Title: Supervising Engineer

Date: 5/30/2023

This box to be filled in by the City

Distribution:

Applicant

Development Services Department (Org: 4913) – Assigned Planner: _____

Utilities Department (Org: 3334) - Development Review (Tony Bertrand)

Utilities Department (Org: 3332) - Capital Improvements (Brett Ewart)